**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I, THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE. AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

3/31/05 RT Moss Farms by James H. Mauney, Jr. AT F

DATE: 3/31/05 BY FARRAR GRIGGS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41

CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

DATE: 3/30/2005 BY: Margaret H. Mauney, Jr. DIR. OF DEVELOPMENT SERVICES
DATE: 3/30/2005 BY: James H. Mauney, Jr. CITY ATTORNEY

PLAT REVIEW OFFICERS CERTIFICATE
(as required by G.S. 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.

DATE: 3-30-2005 BY: Jonathan Marshall & David L. Latham REVIEW OFFICERS

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I, HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF CONCORD SPECIFICATIONS, MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK SUBDIVISION.

DATE: 3/30/05 BY: David L. Latham DIR. OF ENGINEERING

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR WALKERS GLEN, MAP 1 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

DATE: 3/30/05 BY: James H. Mauney, Jr. FINANCE DIRECTOR

NOTES

- A 25' RADIUS IS DEDICATED AT ALL STREET INTERSECTIONS
- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. CM INDICATES A CONCRETE CONTROL MONUMENT
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- ALL LOTS CAN BE SURVEYED BY CITY OF CONCORD WATER & SEWER
- COMMON OPEN SPACE (A) IS TO BE MAINTAINED BY THE MASTER ASSOCIATION
COMMON OPEN SPACE (B) IS TO BE MAINTAINED BY THE TOWNHOME ASSOCIATION
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE. ALL OTHER BROGS & DIST ARE BASED ON CENTERLINE OF EASEMENT.
- ALL AREAS CALCULATED BY COORDINATE METHOD.
- ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
- PROPERTY IS NOT LOCATED WITHIN 2000' OF NCGS MON.
- WHERE NOTED AT INTERSECTIONS A 10'x70' NCDOT SIGHT TRIANGLE EASEMENT IS PROVIDED. THIS EASEMENT SHALL BE FOR PLANTINGS AND OBSTRUCTIONS ONLY, DRIVEWAYS SHALL BE PERMITTED.
- WHERE NOTED AT INTERSECTIONS A 25'x25' SIGHT TRIANGLE EASEMENT IS PROVIDED. NO OBSTRUCTIONS OVER 2.0 FEET IN HEIGHT SHALL BE PLACED OR PLANTED IN THESE EASEMENTS. NO DRIVEWAYS SHALL BE LOCATED WITHIN EASEMENT.
- THE CITY OF CONCORD WILL NOT BE RESPONSIBLE FOR ANY STORM STRUCTURES WITHIN PUBLIC RIGHT-OF-WAY THAT DO NOT MEET CITY OF CONCORD MINIMUM DESIGN REQUIREMENTS. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE FOR ALL PRIVATE STORM DRAINAGE EASEMENTS (ANY PIPES UNDER 15").
- TEMPORARY CUL-DE-SAC TO BE ABANDONED UPON RECORDING OF RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	S35°23'22"W	13.81
L2	S35°23'22"W	22.15
L3	S35°23'22"W	23.34
L4	S35°23'22"W	22.01
L5	S35°23'22"W	22.01
L6	S35°23'22"W	14.87
L7	S35°23'22"W	11.36
L8	S51°21'05"W	4.15
L9	S51°21'05"W	22.14
L10	S51°21'05"W	22.14
L11	S51°21'05"W	15.32
L12	S35°23'22"W	2.23
L13	S35°23'22"W	22.30
L14	S35°23'22"W	26.37
L15	S35°23'22"W	22.04
L16	S35°23'22"W	22.04
L17	S35°23'22"W	22.04
L18	S35°23'22"W	1.17

CURVE	LENGTH	RADIUS	CHORD
C1	3.87	175.00	N25°55'49"E 3.87
C2	22.52	175.00	N21°36'37"E 22.50
C3	22.09	175.00	N14°18'27"E 22.08
C4	22.03	175.00	N07°05'02"E 22.02
C5	22.33	175.00	N00°10'44"W 22.32
C6	4.10	175.00	N04°30'23"W 4.10
C7	22.57	175.00	N08°52'22"W 22.56
C8	22.11	175.00	N19°11'16"W 22.10
C9	22.03	175.00	N23°24'48"W 22.01
C10	9.04	175.00	N28°29'54"W 9.04
C11	13.13	275.00	S28°36'37"E 13.13
C12	22.04	275.00	S24°56'46"E 22.04
C13	22.01	275.00	S20°21'25"E 22.01
C14	33.94	275.00	S14°31'43"E 33.91
C15	61.24	125.00	N14°36'04"W 60.63
C16	2.93	125.00	N29°18'24"W 2.93
C17	19.20	325.00	S28°17'06"E 19.20
C18	22.02	325.00	S24°39'03"E 22.02
C19	22.01	325.00	S20°46'09"E 22.01
C20	22.10	325.00	S16°52'51"E 22.10
C21	22.35	325.00	S12°57'47"E 22.34
C22	47.74	25.00	N65°42'11"W 40.81
C23	21.40	175.00	S58°05'04"W 21.38
C24	22.17	175.00	S48°57'08"W 22.16
C25	22.02	175.00	S41°43'08"W 22.00
C26	8.32	175.00	S36°45'08"W 8.32
C27	7.13	225.00	N36°17'53"E 7.13
C28	22.04	225.00	N40°00'43"E 22.03
C29	22.25	225.00	N45°39'03"E 22.24
C30	11.26	225.00	N49°55'04"E 11.26
C31	40.89	25.00	S81°47'13"E 36.49
C32	6.81	175.00	N50°14'12"E 6.81
C33	22.02	175.00	N45°31'05"E 22.00
C34	19.93	175.00	N38°39'06"E 19.92
C35	20.84	225.00	S38°02'33"W 20.83
C36	22.08	225.00	S43°30'26"W 22.07
C37	22.37	225.00	S49°10'02"W 22.36
C38	22.91	225.00	S54°55'57"W 22.90
C39	37.78	225.00	S62°39'35"W 37.74
C40	33.21	25.00	N29°24'50"E 30.82
C41	17.35	25.00	S08°53'32"W 17.01
C42	27.75	25.00	N40°26'14"W 26.34
C43	17.09	20.00	S05°31'39"E 16.57
C44	16.82	20.00	N57°53'36"W 16.33

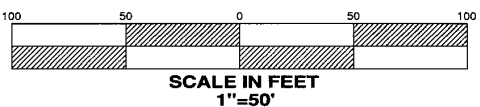
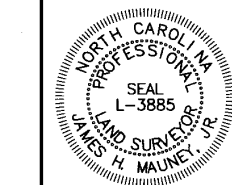
FUTURE DEVELOPMENT
J&B DEVELOPMENT AND MANAGEMENT, INC
DB 4971-220

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 2, 1994
FIRM MAP 37025C-00300

Signed: James H. Mauney, Jr.
Professional Land Surveyor

The Undersigned surveyor, Being duly sworn deposes and says that the plat upon which this certificate appears was prepared in accordance with G.S. 47-30 as amended, is in all respects correct according to the best of his knowledge and belief, and was prepared from an actual survey made by him on the 5th day of AUGUST, 2004, with a maximum linear error of closure of 1:10,000 and a maximum field error of angular closure of 7.5 sec. per angle. This survey is of an existing parcel of land and does not create a new street or change an existing street. This plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

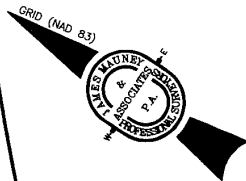


MOSS CREEK VILLAGE (Ph. 1a)
The Park at Moss Creek, Map 2

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE
30 DAY OF March 2005
AT 10:00 O'CLOCK P.M.
AND REGISTERED IN THE OFFICE OF
THE REGISTER OF DEEDS, CABARRUS
COUNTY, NORTH CAROLINA BOOK 46
PAGE 52
LINDA E. McABEE REGISTER OF DEEDS
BY: James H. Mauney, Jr. ASSISTANT / DEPUTY

HARRIS ROAD (SR 1449)
70' PUBLIC R/W

**DEVELOPMENT DATA
PHASE 4 PROJECT**

ZONING CLASSIFICATION: RM-2 RESIDENTIAL MEDIUM DENSITY
CURM 2- CONDITIONAL USE

PHASE ACREAGE: 14.3725 ACRES
AREA OF MAP 2: 3.1427 ACRES
AREA IN LOTS MAP 2: 0.9373 ACRES
AREA IN STREET R/W MAP 2: 0.9267 ACRES
TOTAL LOTS PHASE 4: 140
TOTAL LOTS MAP 2: 37
FRONT SETBACK: 15'
MINIMUM SIDE YARD: 3'
MINIMUM REAR YARD: 20'
MINIMUM SIDE STREET YARD: 20'
MAXIMUM BUILDING HEIGHT: 35'

LEGEND:

- S.T.E. - SIGHT TRIANGLE EASEMENT
- R/W - RIGHT-OF-WAY
- SDE - PRIVATE STORM DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- PDE - PUBLIC STORM DRAINAGE EASEMENT
- MBL - MINIMUM BUILDING LINE
- CM - CONCRETE CONTROL MONUMENT
- IRON SET
- END OF LINE MARKER
- COMMON OPEN SPACE (A)
- SETBACK
- EASEMENT
- PROPERTY LINE
- RIGHT-OF-WAY

LOT #	AREA
LOT 41	1,685 SQ.FT., 0.0387 ACRE
LOT 42	1,676 SQ.FT., 0.0385 ACRE
LOT 43	1,630 SQ.FT., 0.0374 ACRE
LOT 44	1,587 SQ.FT., 0.0364 ACRE
LOT 45	1,603 SQ.FT., 0.0368 ACRE
LOT 46	1,680 SQ.FT., 0.0386 ACRE
LOT 47	1,642 SQ.FT., 0.0377 ACRE
LOT 48	1,591 SQ.FT., 0.0365 ACRE
LOT 49	1,601 SQ.FT., 0.0367 ACRE
LOT 50	1,673 SQ.FT., 0.0384 ACRE
LOT 100	1,781 SQ.FT., 0.0409 ACRE
LOT 101	1,668 SQ.FT., 0.0383 ACRE
LOT 102	1,604 SQ.FT., 0.0368 ACRE
LOT 103	1,588 SQ.FT., 0.0365 ACRE
LOT 104	1,611 SQ.FT., 0.0370 ACRE
LOT 105	1,640 SQ.FT., 0.0376 ACRE
LOT 106	1,669 SQ.FT., 0.0383 ACRE
LOT 107	1,554 SQ.FT., 0.0357 ACRE
LOT 108	1,627 SQ.FT., 0.0374 ACRE
LOT 109	1,652 SQ.FT., 0.0379 ACRE
LOT 110	1,619 SQ.FT., 0.0372 ACRE
LOT 111	1,564 SQ.FT., 0.0359 ACRE
LOT 112	1,509 SQ.FT., 0.0346 ACRE
LOT 113	1,738 SQ.FT., 0.0399 ACRE
LOT 114	1,642 SQ.FT., 0.0377 ACRE
LOT 115	1,594 SQ.FT., 0.0366 ACRE
LOT 116	1,591 SQ.FT., 0.0365 ACRE
LOT 117	1,606 SQ.FT., 0.0369 ACRE
LOT 118	1,621 SQ.FT., 0.0372 ACRE
LOT 119	1,490 SQ.FT., 0.0342 ACRE
LOT 120	1,547 SQ.FT., 0.0355 ACRE
LOT 121	1,579 SQ.FT., 0.0362 ACRE
LOT 122	1,552 SQ.FT., 0.0356 ACRE
LOT 123	1,537 SQ.FT., 0.0353 ACRE
LOT 124	1,509 SQ.FT., 0.0346 ACRE
LOT 125	1,513 SQ.FT., 0.0347 ACRE
LOT 126	1,550 SQ.FT., 0.0356 ACRE

Street Blade:
[1] 9710 Walkers Glen Dr NW at
1250 Amber Ridge Rd NW